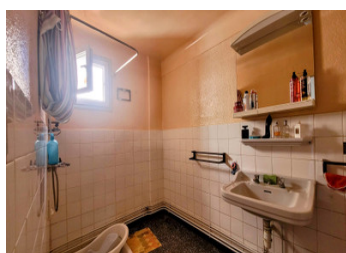
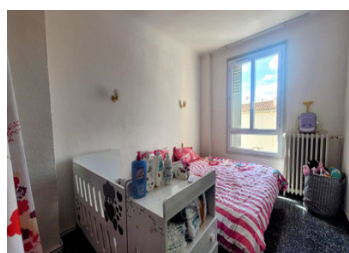
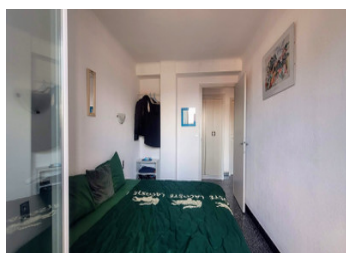
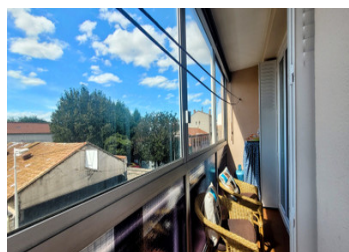


2 bed apartment central PERPIGNAN with balcony, building with lift, all commerce and public transport close by



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	64.6 m2
Plot Size:	0 m2



IN BRIEF

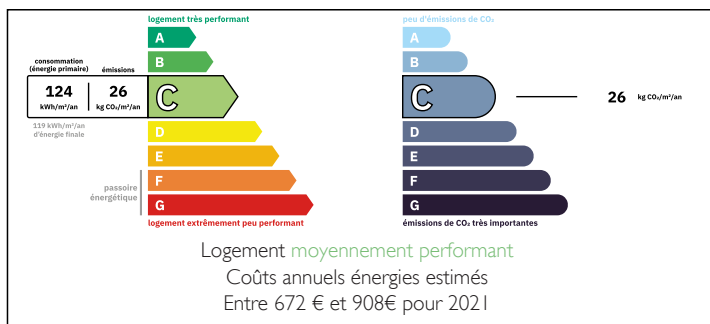
Ideal property for an investment with rental return, main home or base near the city centre.

Under 10min walk to the Amie Grial Stadium, 10min walk to central Perpignan, with all commerce and public transport close by

On the second floor of a well maintained building with lift.

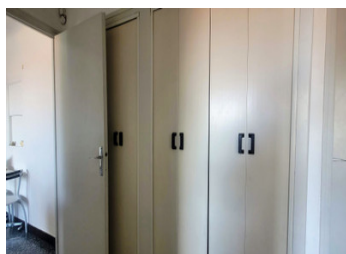
2 bedroom apartment with an enclosed balcony, lounge, kitchen/diner, separate shower and wc, plus plenty of storage space.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ideally located on the edge of Bas Vernet/MoyenVernet, an area with all shops, easy access to Perpignan and public transport

T3 apartment, 64.6m2 loi Carrez

Living room 15m2

Kitchen 7.6m2

Dining area 6.2m2

Bedroom 1, 9m2 with storage

Bedroom 2, 10m2 with storage

Shower room

WC

Built in storage

Loggia 6m2

Extras:

-double glazing

-slatted shutters

-gas boiler

7-storey building, no procedure in progress, charges around 905 euros/year

Currently rented on a 12-month furnished lease, the apartment will be tenant free in December 2024. Current rent 680 euros/month (with 50 euros of charges included + water)

All room measurements non-contractual

Co-owned building of 21 units

Provisional annual charges: 910€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1094 EUR

Taxe habitation: EUR

NOTES